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HYDERABAD, THURSDAY, JUNE 18, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I₁)

DRAFT VARIATION TO THE HUDA FOR CHANGE OF LAND USE OF THE LAND FROM RECREATIONAL USE TO RESIDENTIAL USE OF MOOSAPET VILLAGE IN BALANAGAR MANDAL, R.R. DISTRICT.

[Memo. No. 8334/I₁ /2008, Municipal Administration & Urban Development (I₁), 11th June, 2009.]

The following draft variation to the land use envisaged in the notified revised Master Plan 2020 issued vide G.O.Ms. No. 288, MA & UD(I₁) Deptt, dated: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period shall be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Sy.Nos. 49 (p), 50 (p), 51, 52, 53, 54 (p), 55, 57 (p), 66 (p), 67, 68, 69, 70 (p), 73, 76 to 79, 82, 83, 85 to 90, 99 of Moosapet Village, and Sy. No. 907 (p) of Kukatpally Village R.R. District to an extent of 13.75 acres (excluding the area falling in FTL and buffer zone of 30 mts from FTL of Maisamma Cheruvu from the total area of Acs 22-27 Gts), which are given in the schedule below is presently earmarked for Open Space (Recreational) use zone and 60 mts wide proposed road in the revised Master Plan issued vide G.O. Ms.No. 288, MA & UD (I₁) Deptt, dated: 03-04-2008 is now proposed to be designated as Residential use zone and 60-mts wide proposed road subject to the following general conditions:

[1]

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicants shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. the applicant shall be maintained 30 mts buffer zone from the FTL and no construction is allowed in Buffer zone.
15. the Owner / developer shall allow free flow of water from Kamunicheruvu to Maisamma Cheruvu passing through the surplus channel. The GHMC while according development permission shall insist for channelization of the surplus channel in consultation with Irrigation Authorities and insist for appropriate buffer zone area of the same.
16. No waste water shall be allowed from the site to enter into Maisamma Cheruvu.
17. the owner/ developer shall develop the Master Plan road and area affected under road should be handed over to the concerned local authority with free cost.

SCHEDULE OF BOUNDARIES

- NORTH** : Sy. Nos. 84, 104, 100, 101/1 81 of Moosapet Village.
- SOUTH** : Sy. Nos. 50 (p), 58(p), 57(p), 56, 54 (p), 66(p), 70(p), 72, 74, 75 Moosapet Villag and Sy. No.907 of Kukatpally Village and Sy.Nos. 2 & 3 of Allapur Village
- EAST** : Sy. Nos. 99, 92, 45, 49 Moosapet Village.
- WEST** : Sy. No. 80 of Moosapet Village. (Bund of Kamunicheruvu)

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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